



## Regulation 19 Representation – Land West of Heath House Lane, Codsall

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**For: Boningale Homes Ltd**

Report No. MAN.710.003.PL.R.003



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# Local Plan Review Regulation 19 Land West of Heath House Lane, Codsall

Project:	Local Plan Review Regulation 19 Representation
For:	Boningle Homes Ltd.
Status:	FINAL
Date:	December 2022
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## 1.0 Introduction

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### 1.1 Introduction

1.1.1 This representation to the South Staffordshire Local Plan Review Regulation 19 consultation has been prepared by Enzygo Ltd. on behalf of Boningle Homes Ltd. Boningle Homes have different land interests across the South Staffordshire District.

1.1.2 This representation contains information relating to the following land parcel:

- BH032 Land West of Heath House Lane



Figure1: Aerial view of site (site denoted by red line)



## 2.0 Site Context

### 2.1 Site Location

2.1.1 The site is located on land to the west of Heath House Lane, nr. Postcode WV8 2HW. The site is located at grid reference X: 386073 Y: 302173 (see Figure 2 below for site location).

2.1.2 The site is located adjacent to the southwest boundary of the settlement of Codsall. Agricultural fields and residential properties also border the site.

2.1.3 The site is located within the Green Belt.

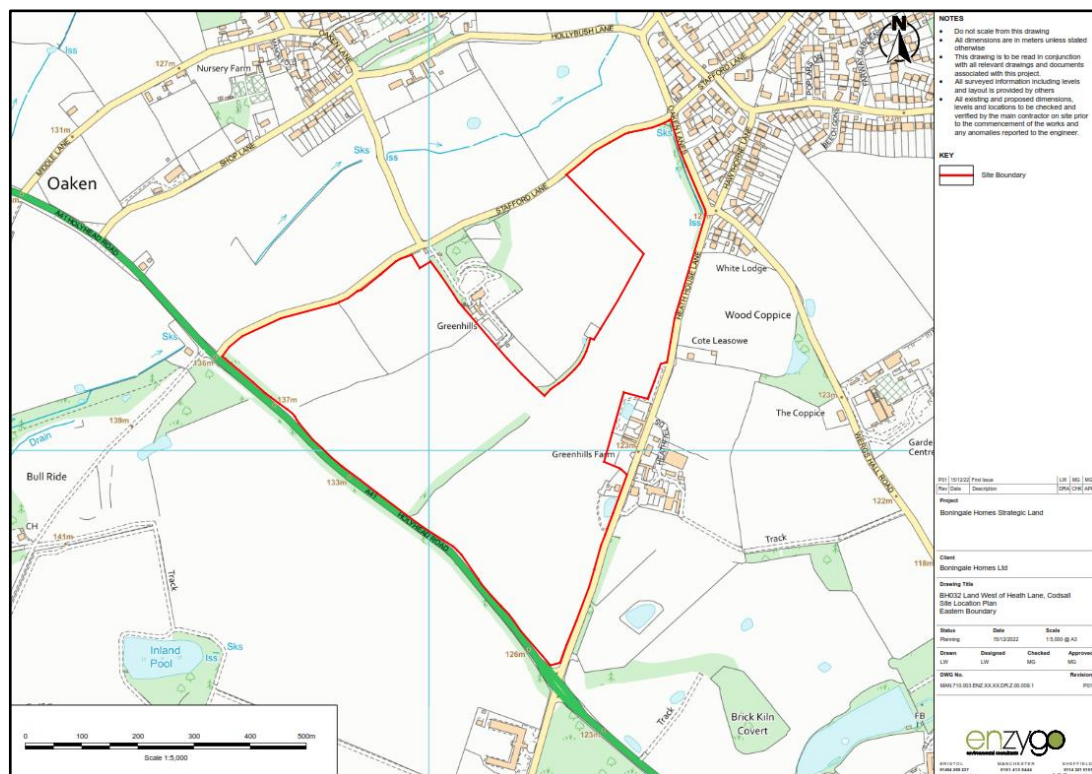


Figure 2: Site Location (site denoted by red line)

### 3.0 Site Characteristics

#### 3.1 Flood Risk

3.1.1 The site is located in Flood Zone 1 (low risk of fluvial flooding) as illustrated in the Environment Agency's online flood map records (see Figure 3). The majority of the site is not at risk of surface water flooding although the southernmost fields within the site boundary feature areas of land at low risk of surface water flooding. The south-eastern portion of the site features also contains an area at a high risk of surface water flooding (refer to Figure 4).

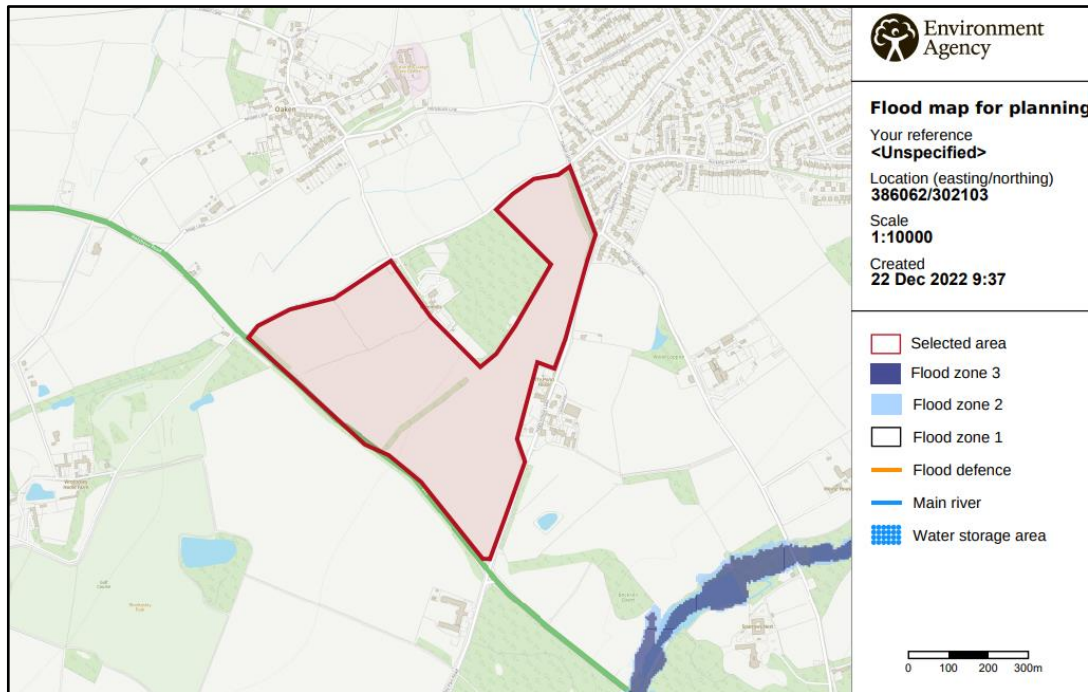


Figure 3: Environment Agency Flood Risk Map (Rivers and Sea)



Figure 4: Environment Agency Surface Water Flood Risk Map

### 3.2 Ecology

3.2.1 The site is not subject to statutory ecological designations, nor are there any within a 1km buffer of the site. The closest is the Big Hyde Rough Site of Special Scientific Interest (SSSI) located approx. 5.8km north of the site. Trees and hedgerows are present on the site boundaries, offering natural screening from the surrounding landscape. Field boundaries within the site also feature hedgerows and trees.

### 3.3 Heritage

3.3.1 The site is not within a Conservation Area. There are no listed buildings or other defined heritage assets within the boundary of the site. However, there are fourteen listed buildings within a 1km buffer of the site, some of which include Grade II listed buildings adjacent to the site boundaries. Those closest include:

- Coach House, Stable Stock, Gate Piers to the southwest of Greenhills (Grade II) – located on the site boundary, next to Greenhills Farm;
- Greenhills (Grade II) – located on the site;
- Mileposot (Grade II) – located on the southwestern site boundary; and

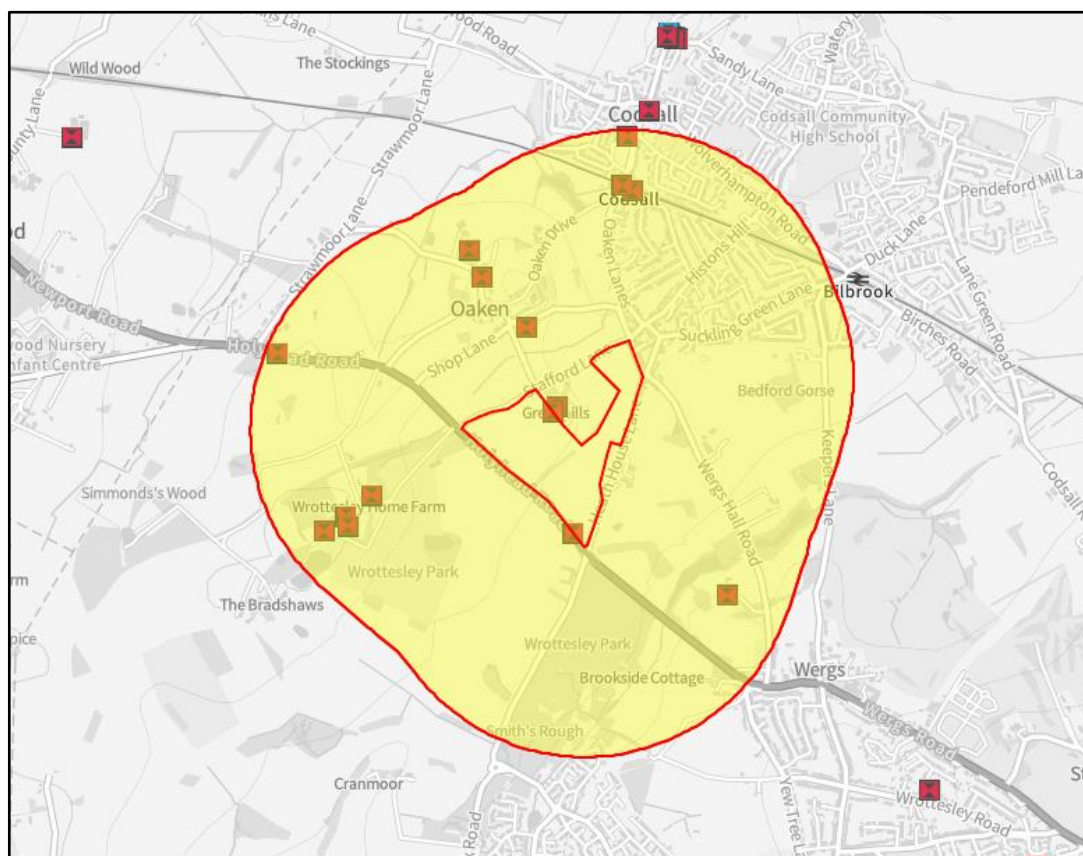


Figure 5: Heritage Assets (site denoted by red line)



### 3.4 Agricultural Land Classification

- 3.4.1 The Natural England ALC Map (Figure 5) shows the site consists of Grade 2 (Very Good) and Grade 3 (Good to Moderate) agricultural land. Land to the east of the site is identified as land predominantly in urban use.

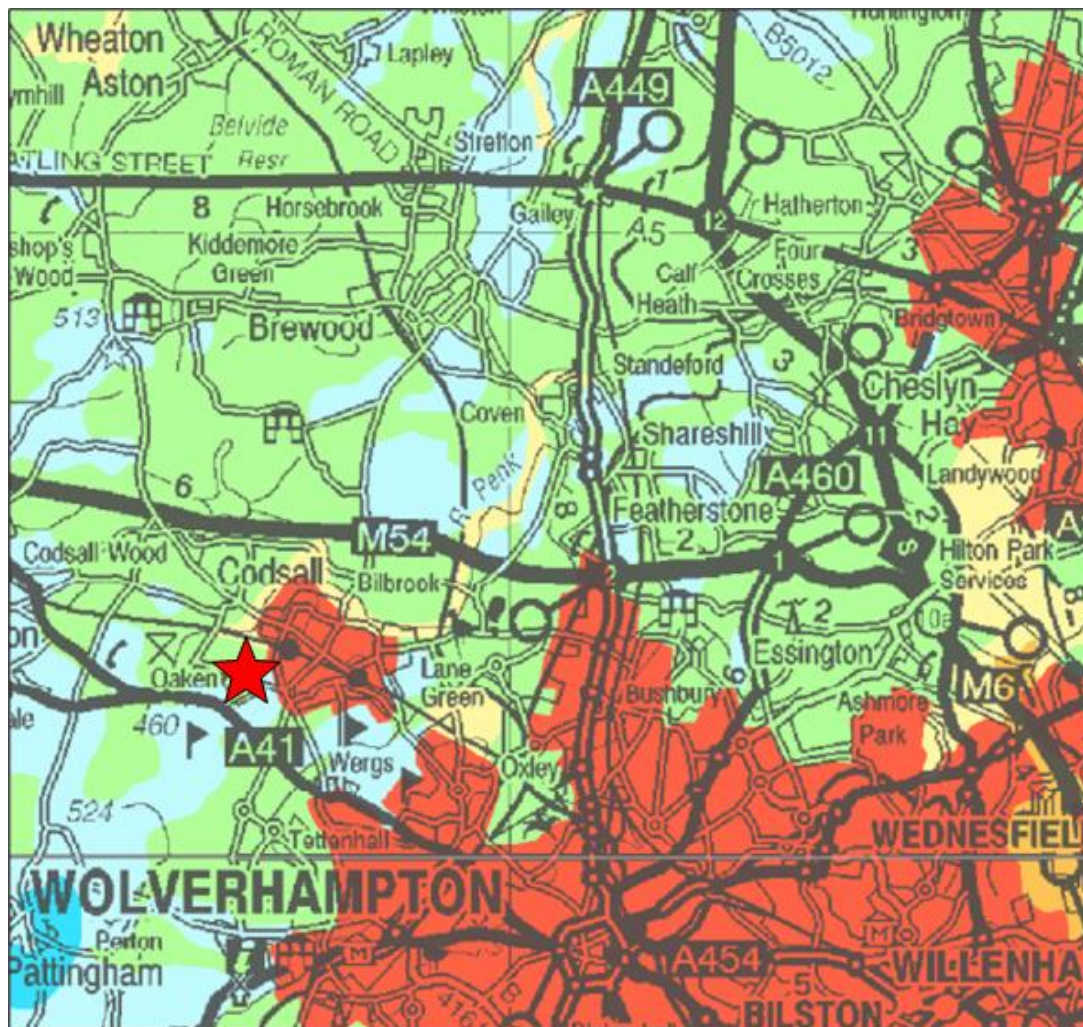


Figure 6: Extract – Natural England ALC Map (site denoted by red star)

### 3.5 Topography

- 3.5.1 The site rises slightly from the east to west. The southern parcel of land rises from approx. 127 AOD at the eastern boundary to 137 AOD at the western boundary.

### 3.6 Landscape And Visual Impact

- 3.6.1 Established hedgerows are present along the site boundaries, combined with a characteristically high presence of mature and semi-mature trees within these hedgerow boundaries. This also provides natural screening to the site.

3.6.2 There are isolated farmsteads and residential properties within the immediate vicinity of the site. Greenhills Farm, a Grade II listed building is located on the northern boundary of the site. Greenhills Lodge is located on the on the eastern site boundary, off Heath House Lane. Existing vegetation provides an element of screening from the site and these properties. As high sensitivity visual receptors, potential views towards the site from existing dwellings and nearby settlements would need to be assessed and considered as part of the design process for the site.

### 3.7 Public Rights of Way (PROW)

3.7.1 There are very few Public Rights of Way (PROWs) surrounding the site. The Codsall 28 (Footpath) lies northwest of the site on Sucking Green Lane.

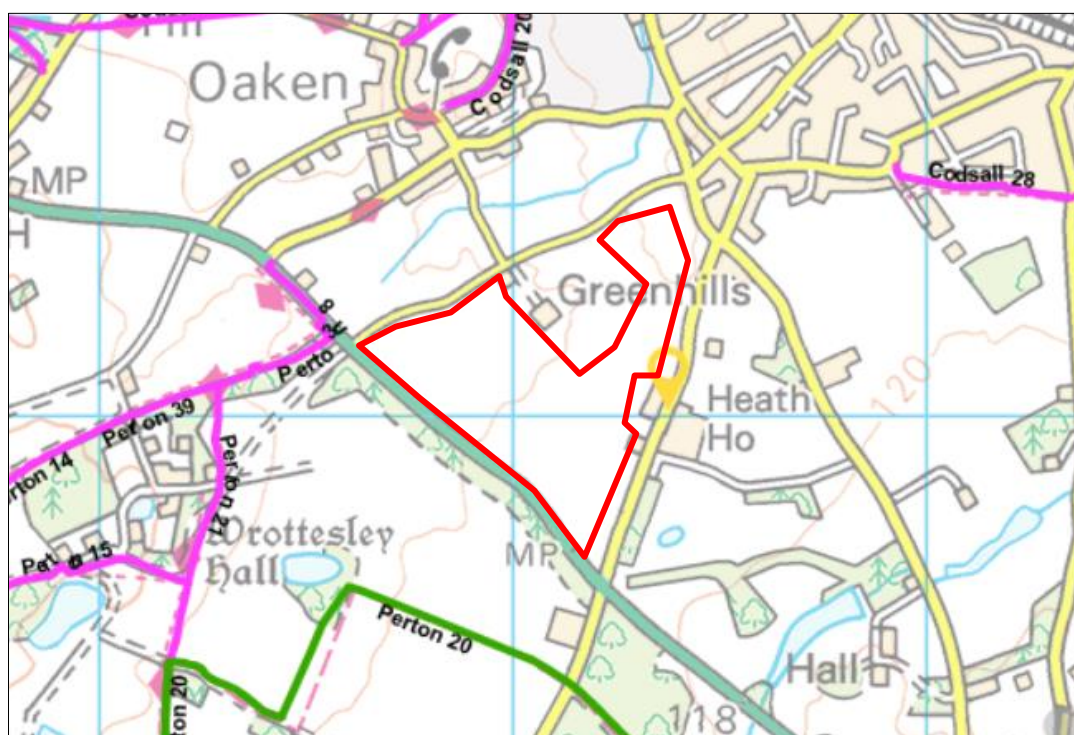


Figure 7: Extract – South Staffordshire County Council Public Rights of Way Map (site denoted by red line)

### 3.8 Proximity to Local Facilities

3.8.1 The distance people need to travel in order to reach employment, facilities and services will inevitably affect the mode of travel and the sustainability of a location.

3.8.2 In regard to this site, the nearest village centre is that of Codsall, located approximately 1.6km northeast of the site. Wolverhampton city centre lies approx. 5.7km southeast of the site.

### **3.9 Public Transport**

- 3.9.1 In terms of public transport, the Wrottesly Park Road bus stop lies within walking distance of the site, at approximately 0.1km south of the southern site boundary. The 891 bus service serves this stop and runs to Albrighton, Shifnal and Telford.
- 3.9.2 Next to the north-eastern site boundary on Oaken Lanes is Meadow Way bus stop which serves the 10b bus route to Wolverhampton, and the 710 school bus route to Codsall Community High school.
- 3.9.3 The nearest railway station, Codsall Railway Station, lies approximately 0.7km north of the north-eastern site boundary. As such, the site is accessible by public transport and sustainable travel options.



## 4.0 Local Plan Review Context and Spatial Strategy

### 4.1 Codsall / Bilbrook / Oaken Spatial Strategy (Regulation 19 Local Plan Review Context)

4.1.1 The site is located adjacent to the Tier 1 settlement of Codsall. A number of fields are located between the boundaries of the representation site and the settlement of Oaken.

### 4.2 Site in context of Spatial Strategy

4.2.1 Tier 1 settlements are recognised as providing access the highest level of access to a range of facilities, services and educational establishments in the local plan.

4.2.2 The South Staffordshire Green Belt Study Addendum Final Report Prepared by LUC (August 2022) shows the location of the site in relation to surrounding land parcels (Figure 8). The brown shading denotes 'moderate' greenbelt harm, light blue shading denotes 'moderate-high' harm, dark blue shading denotes a 'high' harm rating and black shading denotes a 'very high' harm rating. This figure shows a general pattern of a greater levels of assessed greenbelt harm moving towards the eastern edge of the Codsall / Bilbrook area towards the administrative boundary of Wolverhampton, denoted by the black line on Figure 8.

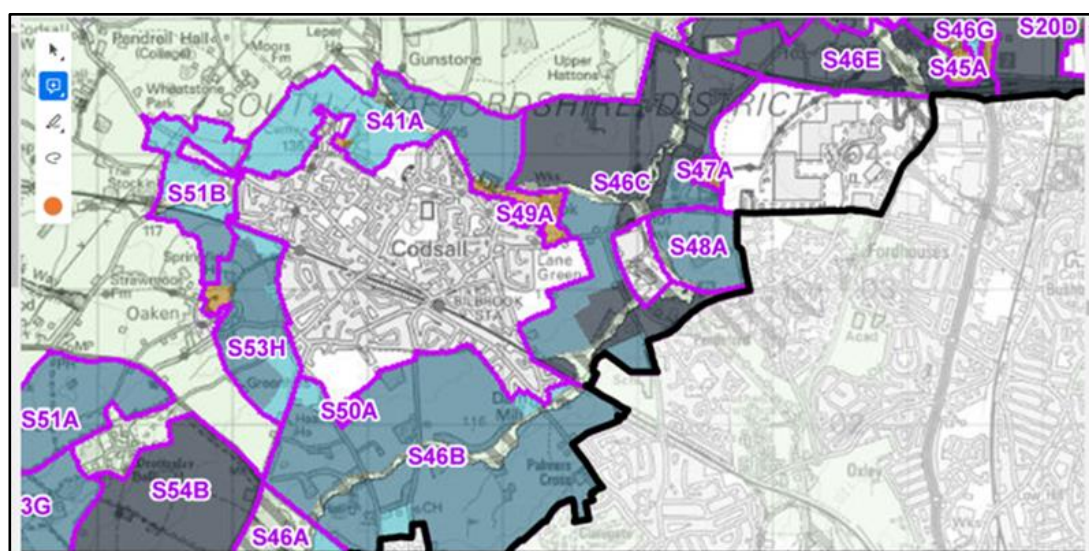


Figure 8 Extract: LUC Greenbelt Study 2022

4.2.3 The Stage 2 Greenbelt Assessment for South Staffordshire (LUC, July 2019 Appendix 3, p632) identifies that the northern part of the representation site is located in an area of moderate-high and high greenbelt harm in relation to the identified LUC identified parcel S53Hs2 (Figure 9). The remaining areas to the south of the representation site have not been assessed in the 2019 / 2022 LUC Greenbelt Assessment (as a previous non SHELAA sites).

4.2.4 Appendix 3 of the supporting text of the Stage 2 2019 Greenbelt Assessment (LUC, July 2019 Appendix 3 632) provides the following statement with reference to parcel S53Hs2 (\*please note the assessment text for this Green Belt parcel also includes reference to other off-site SHELAA sites to the north of the representation site area):



*“The sub-parcel makes a strong contribution to preventing encroachment on the countryside and a moderate contribution to preventing the sprawl of the West Midlands conurbation. Although these parts of the sub-parcel are separated from the edge of the adjoining inset settlement of Codsall by Oaken Lanes and a railway line, they are well contained by tree cover, as well as the existing house and grounds in the south of the sub-parcel to the east of the stream. These parts of the sub-parcel are also more strongly separated from the inset settlement of Oaken to the west. Release of this land would constitute a limited weakening of the Green Belt.”*

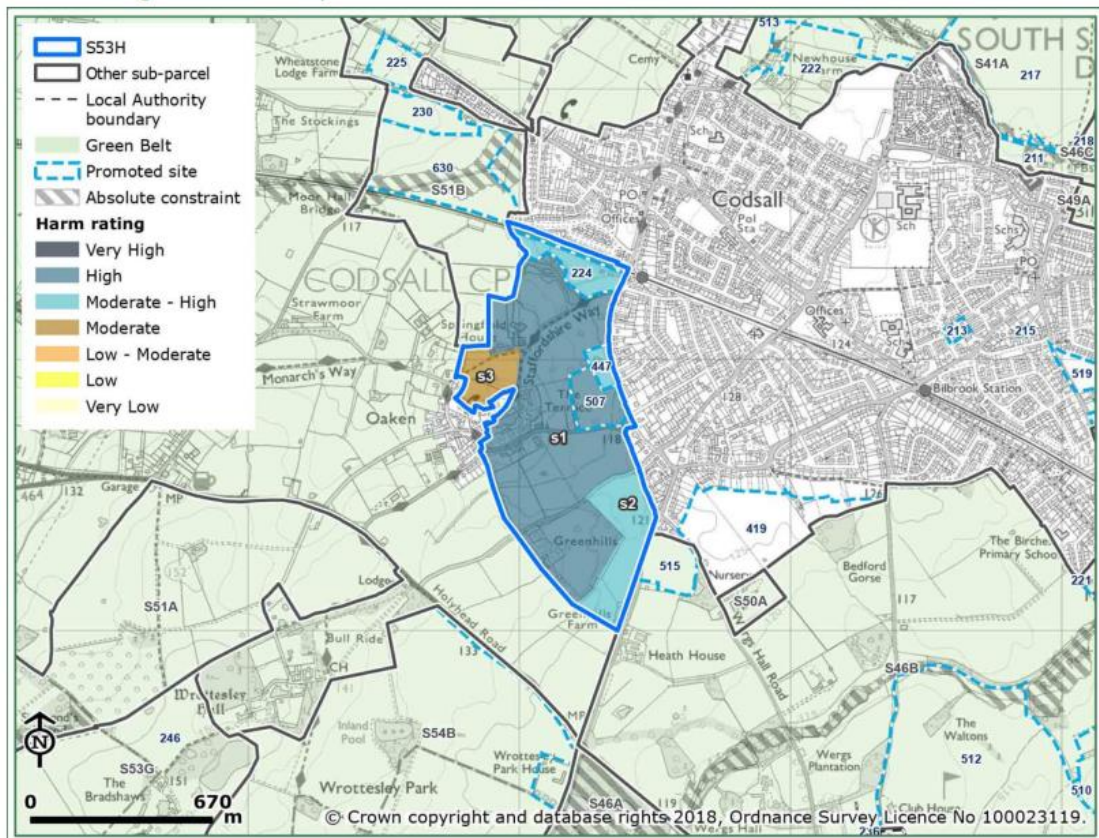


Figure 9: LUC Extract Green Belt Parcel S53Hs2 (2019)

### 4.3 SHELAA Assessment

4.3.1 This representation relates to an area of Green Belt land which has not been previously assessed as part of the SHELAA process (Figure 10).

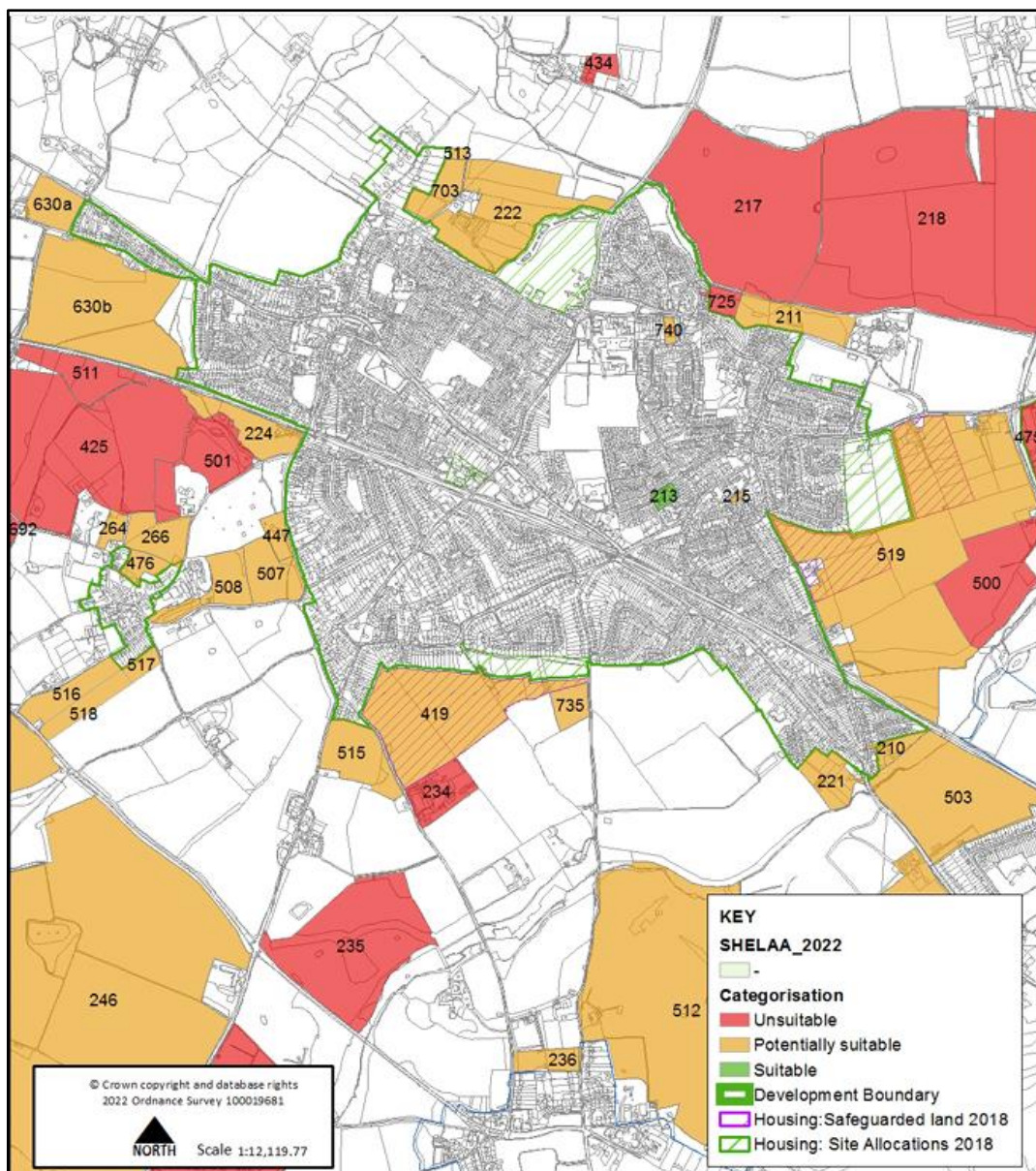


Figure 10: Extract South Staffordshire Council Map of SHELAA Sites Map Locality 4

#### 4.4 Capacity, Suitability and Availability

4.4.1 The representation site area is approximately 29.6 hectares.

4.4.2 As well as a need for additional Green Belt land to be allocated and released to meet additional housing land requirements, the Local Plan Review should consider land for safeguarding purposes, if development in its identified expansion areas is delayed. This ensures the Local Plan maintains its flexibility. In this regard, Land West of Heath House Lane, Codsall provides capacity for immediate housing development and a substantial and sustainable area of suitable land that can be safeguarded.

4.4.3 This representation site should also be read in conjunction with Boningale Homes Bungalow site submission (SHELAA site reference 515). Due to this representation sites larger size, the site may be physically capable of accommodating affordable housing, open space, education, health, sports and recreation, energy efficiency, climate change mitigation, flood risk mitigation, highways, sustainable transport, housing mix and green infrastructure, delivered in line with the relevant development plan policy standards, to serve Bilbrook and Codsall and provide connectivity between sites. This would provide an opportunity to align the housing growth strategy with the identified need for a first school to serve the villages.

## 5.0 Conclusion

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### 5.1 Summary

- 5.1.1 The site is located on agricultural land to the west of Heath House Lane. Agricultural fields, existing residential dwellings and the settlement edge of Codsall bound the site. The representation site comprises an area of approximately 29.6 hectares.
- 5.1.2 The site is located adjacent to the Tier 1 settlement of Codsall. Tier 1 settlements are recognised as providing the highest level of access to a range of facilities and services in the local plan. Wolverhampton city centre lies approx. 5.7km southeast of the site.
- 5.1.3 In terms of public transport, the Wrottesly Park Road bus stop lies within walking distance of the site, at approximately 0.1km south of the southern site boundary. The 891 bus service serves this stop and runs to Albrighton, Shifnal and Telford. Adjacent to the north-east boundary, along Oaken Lanes, is Meadow Way bus stop which serves the 10b bus route to Wolverhampton, and the 710 school bus route to Codsall Community High school. The nearest railway station, Codsall Railway Station, lies approximately 0.7km north of the north-eastern site boundary. As such, the site is accessible by public transport and sustainable travel options.
- 5.1.4 As well as a need for additional Green Belt land to be allocated and released to meet additional housing land requirements, the Local Plan Review should consider land for safeguarding purposes, if development in its identified expansion areas is delayed. This ensures the Local Plan maintains its flexibility. In this regard, Land West of Heath House Lane, Codsall provides capacity for immediate housing development and a substantial and sustainable area of suitable land that can be safeguarded.
- 5.1.5 This representation site should also be read in conjunction with Boningle Homes Bungalow site submission (SHELAA site reference 515). Due to this representation sites larger size, the site may be physically capable of accommodating the first school required to serve Bilbrook and Codsall and provide connectivity between sites. This would provide an opportunity to align the housing growth strategy with the identified need for a first school to serve the villages.



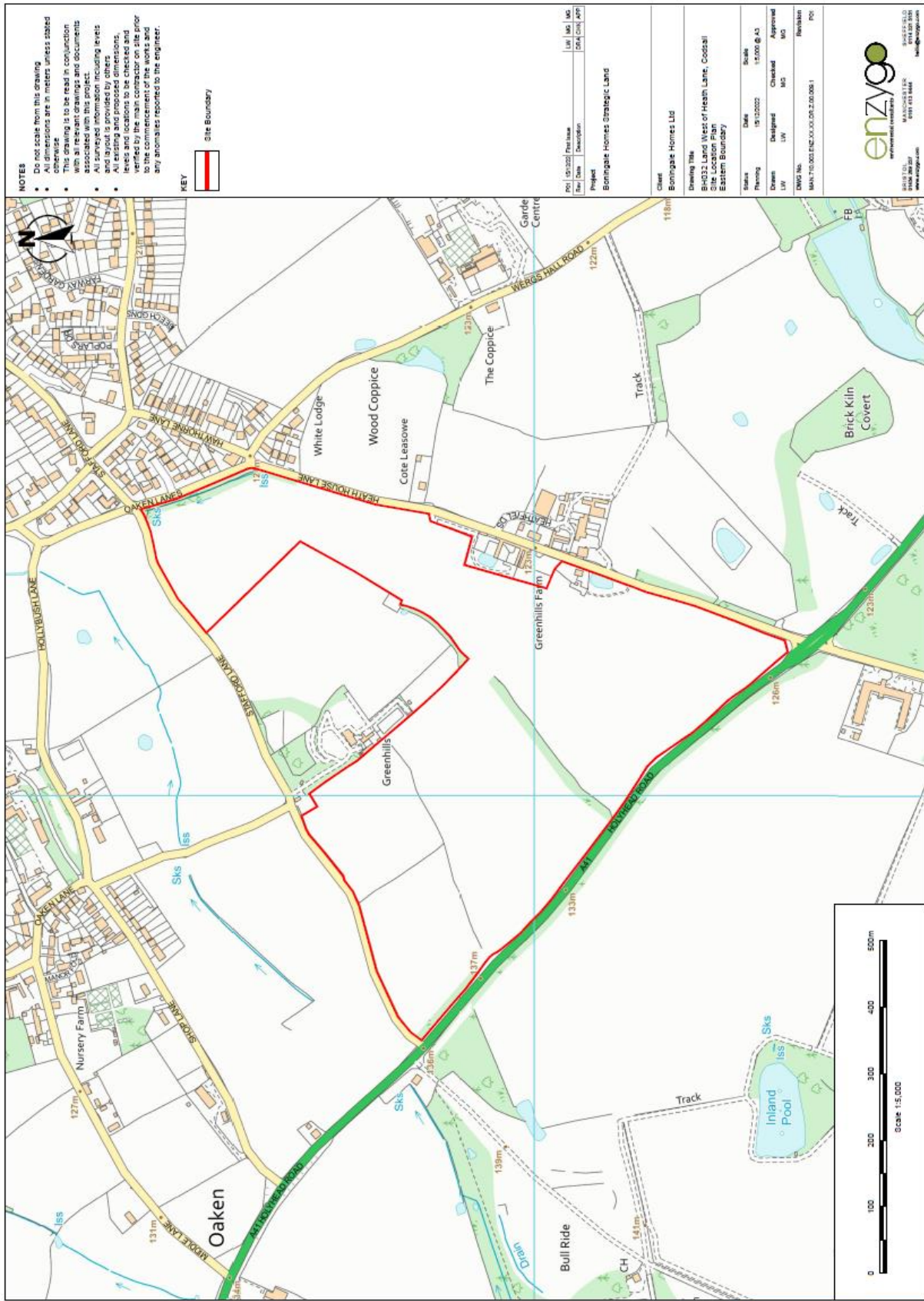
Site Reference  
Client Name



## 6.0 Appendices

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### Appendix 1 : Site Location Plan





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